

EASTERN CAPITAL, LLC

Stated Income Program 3 Year fixed rates

Two Tiers

Tier I Multifamily & Mixed use

FICO/LTV	70%
700+	7.99%
650—699	8.25%

Tier II Office, Retail, Warehouse, Self Storage, Auto Service

65%
8.99%
9.25%

Underwriting notes:

Transaction type:	Purchase, Refinance & Cash out refinance
Loan amounts:	\$250,000 to \$2,000,000 (Exceptions possible for smaller or larger loan requests)
Amortization/Term:	30 years fully amortized; No balloons: Shorter amortizations also available
5 Yr. fixed rate option:	Add 100bps to rates above
Index:	WSJ Prime. Margin: 4%
Rate caps:	2% per adjustment, then 1% periodic. 2% annual-6% life over start rate.
Rate buy downs:	Available: Please inquire for specifics. Loan amounts over \$750K qualify for 50 bps reduction to rate
Prepayment penalty:	5% for each year loan is fixed
DSCR Requirements:	Tier I: 1.20x; Tier II: 1.25x
Min. Credit score:	650 Middle
Lending Coverage:	All States
Population Requirements:	Metropolitan areas (Exceptions possible)

**Contact us today for more information: rabuata@eastern-cap.com
OR (626) 786-3207**